

**COMMISSIONERS**  
TOM FORESE – Chairman  
BOB BURNS  
DOUG LITTLE  
ANDY TOBIN  
BOYD DUNN



**TED VOGT**  
Executive Director

**PATRICIA L. BARFIELD**  
Director  
Corporations Division

**ARIZONA CORPORATION COMMISSION**

Date 02/27/2019

**VESPER PROPERTIES LLC**  
4840 E E JASMINE STREE STE 105  
MESA, AZ, 85205

Dear Sir or Madam:

Enclosed is a copy of the following document(s) that were served upon the Arizona Corporation Commission on 02/27/2019 as agent for VESPER PROPERTIES LLC:

Case caption: STEVEN JOHN WIEDEFELD v. JOEL YBARRA, AN UNMARRIED MAN, ET.AL ,  
Case number: CV2019-001889 Court: MARICOPA COUNTY, SUPERIOR COURT

- ☒ Summons
- ☒ Complaint
- ☐ Subpoena
- ☐ Subpoena Duces Tecum
- ☐ Default Judgment
- ☐ Judgment
- ☐ Writ of Garnishment
- ☐ Motion For Summary Judgment
- ☐ Motion for
- ☒ Other CERTIFICATE OF COMPULSORY ARBITRATION

Sincerely,

A handwritten signature in black ink, appearing to read "Lynda B. Griffin", is written over a horizontal line.  
Lynda B. Griffin  
Custodian of Records

Initials KH  
File number L20526746

**COMMISSIONERS**  
 TOM FORESE – Chairman  
 BOB BURNS  
 DOUG LITTLE  
 ANDY TOBIN  
 BOYD DUNN



**MATTHEW REUBEN**  
 Interim Executive Director

**TANYA GIBSON**  
 Interim Director  
 Corporations Division

# ARIZONA CORPORATION COMMISSION

## CERTIFICATE OF MAILING

The undersigned person certifies the following facts:

On **02/27/2019**, **KAMILA HARRIS**, an employee of the Arizona Corporation Commission ("ACC"), received on behalf of the ACC service of the following documents upon the ACC as agent for **VESPER PROPERTIES LLC**.

Case caption: **STEVEN JOHN WIEDEFELD v. JOEL YBARRA, AN UNMARRIED MAN, ET.AL**,  
 Case number: **CV2019-001889**  
 Court: **MARICOPA COUNTY, SUPERIOR COURT**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Summons  | <input type="checkbox"/> Default Judgment    |
| <input checked="" type="checkbox"/> Complaint  | <input type="checkbox"/> Judgment            |
| <input type="checkbox"/> Subpoena  | <input type="checkbox"/> Writ of Garnishment |
| <input type="checkbox"/> Subpoena Duces Tecum  |  |
| <input type="checkbox"/> Motion for Summary Judgment                                   |  |
| <input type="checkbox"/> Motion for  |  |
| <input checked="" type="checkbox"/> Other <b>CERTIFICATE OF COMPULSORY ARBITRATION</b> |  |

On **02/27/2019**, the undersigned person placed a copy of the above listed documents in the United States Mail, postage prepaid, addressed to the entity at its last known place of business address, as follows:

**VESPER PROPERTIES LLC**  
**4840 E E JASMINE STREE STE 105**  
**MESA, AZ, 85205**

**OR**

The undersigned was unable to mail the above listed documents to

because that entity is not a registered corporation or limited liability company in the State of Arizona, and the Arizona Corporation Commission has no record of its known place of business.

I declare and certify under penalty of perjury that the foregoing is true and correct.

Printed name: **KAMILA HARRIS** Date: **2/27/2019**

Signature: \_\_\_\_\_

*Kamila Harris*

Barry Becker  
 1 BARRY BECKER, P.C.  
 2516 North Third Street  
 2 Phoenix, Arizona 85004  
 (602) 252-1822  
 3 Attorney No. 4169  
 Attorney for Plaintiff  
 4 barrybeckerlaw@gmail.com

5  
 6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
 7 **IN AND FOR THE COUNTY OF MARICOPA**

8 STEVEN JOHN WIEDEFELD, )  
 9 Plaintiff, )  
 10 v. )  
 11 JOEL YBARRA, an unmarried man; )  
 12 AVALON HILLS CONDOMINIUM )  
 13 ASSOCIATION; VESPER PROEPRTIES, )  
 14 L.L.C.; CORNERSTONE MORTGAGE )  
 15 COMPANY; LASALLE RESIDENTIAL )  
 16 HOLDINGS CORPORATION, an Illinois )  
 17 corporation; MARICOPA COUNTY )  
 18 TREASURER; JOHN DOE I-X AND JANE )  
 19 DOE I-X; ABC CORPORATION I-X; The )  
 20 unknown heirs and devisees of any )  
 21 defendant, if deceased, )  
 22 Defendants. )  
 23

No. CV  
 CV2019-001889

**S U M M O N S**

IF YOU WANT THE ADVICE OF A LAWYER  
 AND DON'T KNOW ONE, YOU MAY WISH  
 TO CALL THE LAWYER REFERRAL  
 SERVICE AT (602) 257-4434. L.R.S.  
 IS SPONSORED BY THE MARICOPA  
 COUNTY BAR ASSOCIATION.

If you would like legal advice from a lawyer,  
 contact the Lawyer Referral Service at  
 602-257-4434

or

[www.maricopalawyers.org](http://www.maricopalawyers.org)

Sponsored by the

Maricopa County Bar Association

24 THE STATE OF ARIZONA TO THE DEFENDANTS:

25 JOEL YBARRA, an unmarried man; AVALON HILLS  
 26 CONDOMINIUM ASSOCIATION; VESPER PROEPRTIES, L.L.C.;  
 27 CORNERSTONE MORTGAGE COMPANY; LASALLE RESIDENTIAL  
 28 HOLDINGS CORPORATION, an Illinois corporation;  
 MARICOPA COUNTY TREASURER; JOHN DOE I-X AND JANE DOE  
 I-X; ABC CORPORATION I-X; The unknown heirs and  
 devisees of any defendant, if deceased;

YOU ARE HEREBY SUMMONED and required to appear and defend,  
 within the time applicable, in this action in this Court. If  
 served within Arizona, you shall appear and defend within 20 days  
 after the service of the Summons and Complaint upon you, exclusive  
 of the day of service. If served out of the State of Arizona--  
 whether by direct service, by registered or certified mail, or by  
 publication--you shall appear and defend within 30 days after the  
 service of the Summons and Complaint upon you is complete,



exclusive of the day of service. Where process is served upon the  
 1 Arizona Director of Insurance as an insurer's attorney to receive  
 2 service of legal process against it in this state, the insurer  
 3 shall not be required to appear, answer or plead until expiration  
 4 of 40 days after date of such service upon the Director. Service  
 5 by registered or certified mail without the State of Arizona is  
 6 complete 30 days after the date of filing the receipt and  
 7 affidavit of service with the Court. Service by publication is  
 8 complete 30 days after the date of first publication. A copy of  
 9 the Complaint may be obtained from Plaintiff's attorney. Direct  
 10 service is complete when made. Service upon the Arizona Motor  
 11 Vehicle Superintendent is complete 30 days after filing the  
 12 Affidavit of Compliance and return receipt or Officer's Return.  
 13 **RCP 4; A.R.S. §§20-222, 28-502, 28-503.**

8 **ADA Notification:**

9 *(Notificacion de la Ley sobre Estadounidenses con*  
 10 *Discapacidades):*

11 Requests for reasonable accommodation for persons with  
 12 disabilities must be made to the court by parties at least three  
 13 (3) working days in advance of a scheduled court proceeding.

14 *(Las partes deberan presentar a la corte las solicitudes para*  
 15 *acomodar de manera razonable a personas con discapacidades por lo*  
 16 *menos tres (3) dias habiles antes de un procedimiento judicial*  
 17 *regular.)*

13 **Interpreter Notification:**

14 *(Notificacion de Interprete):*

15 Requests for an interpreter for persons with limited English  
 16 proficiency must be made to the office of the judge or  
 17 commissioner assigned to the case by parties at least ten (10)  
 18 days in advance of a scheduled court proceeding.

19 *(Las solicitudes de interprete para personas con dominio limitado*  
 20 *del idioma ingles deben hacerse a la oficina del juez o*  
 21 *comisionado asignado al caso por las partes por lo menos diez*  
 22 *(10) dias judiciales antes de un procedimiento judicial regular.)*

23 **YOU ARE HEREBY NOTIFIED** that in case of your failure to  
 24 appear and defend within the time applicable, judgment by default  
 25 may be rendered against you for the relief demanded in the  
 26 Complaint.

27 **YOU ARE CAUTIONED** that in order to appear and defend, you  
 28 must file an Answer or proper response in writing with the Clerk  
 of this Court, accompanied by the necessary filing fee, within the  
 time required, and you are required to serve a copy of any Answer  
 or response upon the Plaintiff's attorney. **RCP 10(d); A.R.S. §12-**  
**311; RCP 5.**

The name and address of the Plaintiff's attorney is:

Barry Becker, Esq.  
BARRY BECKER, P.C.  
2516 N. Third St.  
Phoenix, AZ 85004  
(602) 252-1822

**SIGNED AND SEALED** this date:

Clerk of the Superior Court

By:

Deputy Clerk

**COPY**

FEB 25 2019

CLERK OF THE SUPERIOR COURT  
W. STEVENS  
DEPUTY CLERK



**COPY**

FEB 25 2019

CLERK OF THE SUPERIOR COURT  
W. STEVENS  
DEPUTY CLERK

Barry Becker  
BARRY BECKER, P.C.  
2516 North Third Street  
Phoenix, Arizona 85004  
(602) 252-1822  
Attorney No. 4169  
Attorney for Plaintiff  
barrybeckerlaw@gmail.com

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF MARICOPA

STEVEN JOHN WIEDEFELD,

Plaintiff,

v.

JOEL YBARRA, an unmarried man;  
AVALON HILLS CONDOMINIUM  
ASSOCIATION; VESPER PROPERTIES,  
L.L.C.; CORNERSTONE MORTGAGE  
COMPANY; LASALLE RESIDENTIAL  
HOLDINGS CORPORATION, an Illinois  
corporation; MARICOPA COUNTY  
TREASURER; JOHN DOE I-X AND JANE  
DOE I-X; ABC CORPORATION I-X; The  
unknown heirs and devisees of any  
defendant, if deceased,

Defendants.

No. CV2019-001889

**COMPLAINT**  
(Non-Classified Civil)

**COMES NOW**, Plaintiff, by and through undersigned counsel, and  
for his complaint alleges as follows:

**I.**

Plaintiff is a resident of Maricopa County, Arizona; the  
property set forth herein are in Maricopa County; Defendants are  
individuals, partnerships, corporations or associations as shown  
in the caption of this Complaint; John Doe, whether singular or  
plural, is a fictitious name designating an individual or  
individuals, masculine or feminine, or legal entities unknown to



1 Plaintiff, whose true name or names Plaintiff prays may be  
2 inserted when discovered, as if correctly named originally.  
3 Plaintiff waives recourse against any property of the Defendants  
4 other than that set forth in Paragraph II of this Complaint, which  
5 hereinafter referred to as "the property".

6 **II.**

7 In order to pay for delinquent taxes legally levied and  
8 assessed against "the property", together with interest, penalties  
9 and charges therein, the Treasurer of Maricopa County, Arizona,  
10 sold the following described property located in Maricopa County,  
11 Arizona:

12 **SEE EXHIBIT "A";**

13 **Parcel No: 207-15-616**

14 to Plaintiff herein, or to the assignors of Plaintiff, more than  
15 three (3) years prior to filing this action. Certificate of  
16 Purchase number 14007415 has been issued or lawfully assigned to  
17 Plaintiff herein.

18 **III.**

19 The sale referred to in Paragraph II of this Complaint was  
20 valid and the taxes due and owing on "the property" described in  
21 Paragraph II above were delinquent at the time of said sale.

22 **IV.**

23 The whole amount of all delinquent taxes, interest, penalties  
24 and charges legally due and owing on "the property" were paid to  
25 the County Treasurer upon a Certificate of Purchase, the amount  
26 being endorsed thereon; more than three (3) years have elapsed  
27

1 since the date of the sale set forth above and none of "the  
2 property" have been redeemed from the sale thereof and Plaintiff  
3 is therefore entitled to foreclose the rights of the Defendants,  
4 and each of them, to redeem "the property" from the sale;  
5 Plaintiff is now the owner in fee of "the property", subject only  
6 to the rights of the Defendants to redeem "the property" and pay  
7 to Plaintiff their costs incurred herein, plus reasonable  
8 attorney's fees. Plaintiff is creditably informed and believes the  
9 Defendants make some claim adverse to the rights of the Plaintiff,  
10 but such claim, other than the right to redeem, is without  
11 foundation.

12 **V.**

13 Plaintiff has complied with the notice requirements of **A.R.S.**  
14 **§ 42-18202.**

15 **WHEREFORE**, Plaintiff prays judgment:

16 1. That if the said Defendants, or any of them, desire to  
17 redeem said properties from sale, the Court shall order payment to  
18 the Plaintiff of costs incurred for title search, recording fees,  
19 Clerk's filing fee, lis pendens, fee for service of process,  
20 together with reasonable attorney's fees, and the amount for any  
21 assignment of certificate and payment of subsequent taxes plus  
22 interest on said amount from the date paid by Plaintiff, and that  
23 an attorney's lien for costs and attorney's fees be impressed upon  
24 said properties as security therefore, OR

25 The Court declare that the sale of "the property", the  
26 Certificate of Purchase issued pursuant to the sale, the  
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1 assignment of the Certificate of Purchase and the service of  
 2 process are all valid; at the sale of "the property" which is  
 3 described in Paragraph II of this Complaint, the taxes on said  
 4 properties were delinquent; more than three (3) years have elapsed  
 5 since the sale of "the property" and "the property" has not been  
 6 redeemed; that the rights of the Defendants, and each of them to  
 7 redeem "the property" from said sale is forever foreclosed and the  
 8 Defendants are barred forever and estopped from having or claiming  
 9 any right or title adverse to the Plaintiff; the Treasurer of  
 10 Maricopa County be commanded and ordered to execute and deliver  
 11 forthwith to the Plaintiff herein a deed conveying "the property"  
 12 which is described in the Certificate of Purchase number 14007415.

13 The Plaintiff has such other and further relief, including  
 14 costs, as the Court may deem proper.

15 **DATED THIS** 25 day of February, 2019.

16 BARRY BECKER, P.C.

17 By: 

18 Barry Becker  
 19 Attorney for Plaintiff

20 **STATE OF ARIZONA** )  
 21 ) ss.  
 22 **County of Maricopa** )

23 BARRY BECKER, being first duly sworn upon his oath, deposes  
 24 and says:

25 He is the attorney for the Plaintiff herein, and as such, is  
 26 in a better position to make this verification than any person  
 27

1 and, therefore, makes this affidavit for and on behalf of said  
2 Plaintiff; he has read the foregoing Complaint; the facts as  
3 stated therein are true of his own knowledge except as to those  
4 matters and things stated upon information and belief and as to  
5 those he believes them to be true.

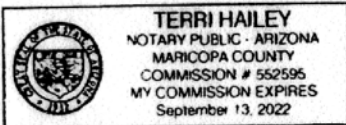
6 DATED THIS 25 day of February, 2019.

7  
8 Barry Becker  
9

10 SUBSCRIBED, SWORN TO, AND ACKNOWLEDGED before me this 25  
11 day of February, 2019, by Barry Becker.

12 Terri Hailey  
13 Notary Public

14 My Commission Expires:



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Unit 213, Building G, AVALON HILLS CONDOMINIUMS, according to Declaration of Condominium recorded at Recorder's No. 2005-1453887, and plat recorded in Book 781 of Maps, page 44, Records of Maricopa County, Arizona. Together with an undivided interest in and to the Common Elements as set forth in the said Declaration and on said plat.

Parcel No.: 207-15-616

Exhibit "A"



CUM

FEB 25 2019



CLERK OF THE SUPERIOR COURT  
W. STEVENS  
DEPUTY CLERK

Barry Becker  
1 BARRY BECKER, P.C.  
2516 North Third Street  
2 Phoenix, Arizona 85004  
(602) 252-1822  
3 Attorney No. 4169  
Attorney for Plaintiff  
4 barrybeckerlaw@gmail.com

5  
6 **IN THE SUPERIOR COURT OF THE STATE OF ARIZONA**  
7 **IN AND FOR THE COUNTY OF MARICOPA**

8 STEVEN JOHN WIEDEFELD, )

No. CV2019-001889

9 Plaintiff, )

10 v. )

**CERTIFICATE OF  
COMPULSORY ARBITRATION**

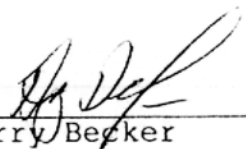
11 JOEL YBARRA, an unmarried man; )  
12 AVALON HILLS CONDOMINIUM )  
ASSOCIATION; VESPER PROPERTIES, )  
13 L.L.C.; CORNERSTONE MORTGAGE )  
COMPANY; LASALLE RESIDENTIAL )  
14 HOLDINGS CORPORATION, an Illinois )  
corporation; MARICOPA COUNTY )  
15 TREASURER; JOHN DOE I-X AND JANE )  
DOE I-X; ABC CORPORATION I-X; The )  
16 unknown heirs and devisees of any )  
defendant, if deceased, )

17 Defendants. )  
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**COMES NOW** Plaintiff, by and through counsel undersigned, and  
hereby certify that the largest award sought by the complainant,  
including punitive damages, but excluding interest, attorney's  
fees, and costs does not exceed limits set by Local Rule for  
compulsory arbitration. This case is not subject to the Uniform  
Rules of Procedure for Arbitration.

DATED THIS 25 day of February, 2019.

BARRY BECKER, P.C.

By:   
Barry Becker  
Attorney for Plaintiff

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## QUICK RECEIPT

Arizona Corporation Commission

Receipt Number: 201902270363384

Receipt Date: 02/27/2019 02:09PM

User: Kamila Harris

Date Printed: 02/27/2019

The following details your transaction(s):

## Payment Submitted:

Payment Type	Check/Ref No.	Amount
Check	0607009452	\$ 25.00
Total Amount:		\$ 25.00

## Transactions posted to this receipt:

Entity Name	Document Type	Transaction Amount	Expedite Amount	Waived Expedite Amount	Total Transaction Amount
VESPER PROPERTIES LLC	Service of Process	\$ 25.00	\$ 0.00	\$ 0.00	\$ 25.00
				Total Amount:	\$ 25.00
				Total Waived Amount:	\$ 0.00

1300 West Washington, Phoenix, Arizona, AZ 85007

www.ecorp.azcc.gov





ARIZONA CORPORATION COMMISSION  
Powering Arizona's Future

il i

## ENTITY INFORMATION

*Zachary Mueller*

### ENTITY DETAILS

Entity Name: VESPER PROPERTIES LLC	Entity ID: L20526746
Entity Type: Domestic LLC	Entity Status: i
Formation Date: 12/9/2015	Reason for Status: In Good Standing
Original Incorporation Date: 12/9/2015	Status Date:
Approval Date: 12/11/2015	Life Period: Perpetual
Business Type:	Last Annual Report Filed:
Domicile State: AZ	Annual Report/COD Due Date:
	Fees Due: \$0
Original Publish Date: 12/11/2015	Years Due:

### STATUTORY AGENT INFORMATION

Type: Entity	Appointed Status: Active
Name: THE HENDRIX LAW OFFICE PLLC	Agent Last Updated: 7/9/2018
Attention:	Address: 70 S VAL VISTA DR STE A3-418 , GILBERT, AZ 85296, USA
Attention:	Mailing Address: 70 S VAL VISTA DR STE A3-418 , GILBERT, AZ 85296, USA
E-mail:	County: Maricopa

### PRINCIPAL INFORMATION

Title	Name	Attention	Address	Email	Date of Taking Office	Last Updated
Manager	Perfect Dwellings LLC		4840 E Jasmine St Suite 105, MESA, AZ, 85206, Maricopa County, USA		6/15/2018	7/9/2018

**ENTITY KNOWN PLACE OF BUSINESS**

Attention: Address: 4840 E E JASMINE STREE STE 105, MESA, AZ, County: Maricopa Last Updated: 12/10/2015  
85205, USA

**ENTITY PRINCIPAL OFFICE ADDRESS**

Attention: Address: County: Last Updated:

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[Payment History](#)

DO NOT WRITE ABOVE THIS LINE; RESERVED FOR ACC USE ONLY.

**STATEMENT FOR SERVICE OF PROCESS****ENTITY NAME** – give the exact name of the corporation or LLC as currently shown in A.C.C. records:Vesper Properties LLC**A.C.C. FILE NUMBER:** L20526746Find the A.C.C. file number on the upper corner of filed documents OR on our website at: <http://www.azcc.gov/Divisions/Corporations>

By my signature below, **I certify under the penalty of perjury** that, upon information, knowledge, and belief, the above-named entity has either failed to appoint a statutory agent or failed to maintain a statutory agent at the statutory agent address on record with the Arizona Corporation Commission.



Signature

Zachary Mueller

Printed Name

2/27/19

Date

Service of process fee: \$25.00  
All fees are nonrefundable.

Mail: Arizona Corporation Commission - Records Section  
1300 W. Washington St., Phoenix, Arizona 85007  
Fax: 602-542-3414

Please be advised that A.C.C. forms reflect only the **minimum** provisions required by statute. You should seek private legal counsel for those matters that may pertain to the individual needs of your business.  
All documents filed with the Arizona Corporation Commission are **public record** and are open for public inspection.  
If you have questions after reading the Instructions, please call 602-542-3026 or (within Arizona only) 800-345-5819.